

COUNTY OF LOUDOUN
DEPARTMENT OF BUILDING AND DEVELOPMENT
ZONING ADMINISTRATION REFERRAL

RECEIVED

JAN 31 2012

**LOUDOUN COUNTY
DEPARTMENT OF PLANNING**

DATE: January 31, 2012

TO: Lauren Murphy, Department of Planning,
Community Information & Outreach

THROUGH: Marilee Seigfried, Deputy Zoning Administrator

FROM: Nita Bearer, Zoning Planner *nb*

CASE NUMBER AND NAME: CAPP-2012-0002, Taylorstown Store & Frame Shop
(Revisions to CAPP-2009-0016)

LCTM: /11////////104/ **MCPI:** 218-25-0450

ADDRESS: 13068 Taylorstown Road, Lovettsville

LOT SIZE: 0.22 acre

ZONING ORDINANCE: Revised 1993 Loudoun County Zoning Ordinance

ZONING DISTRICT: Rural Commercial (RC) (Section 2-900) (Per ZCOR-2011-0178)

HISTORIC DISTRICT: Taylorstown (Section 6-1800)

ZONING OVERLAY DISTRICTS:
Village Conservation Overlay District (VCOD) (Section 4-2100) – Taylorstown

STEEP SLOPES STANDARDS – Moderately steep slopes (Section 5-1508)

EXISTING USE: Store & frame shop **PROPOSED USE:** Store/Delicatessen/Coffee Shop/
Gallery

ZONING COMMENTS:

1. The proposed uses are permitted within the RC zoning district as follows:
Store/Delicatessen – Retail sales establishment, maximum 10,000 sf
Coffee Shop – Restaurant, including carry out
Gallery – Art Gallery

2. Upon approval of the CAPP, approval of a site plan and a building/zoning permit will be required to establish the proposed revisions/uses on the subject property in accordance with Section 6-700 and Section 6-1000 of the Revised 1993 Loudoun County Zoning Ordinance. Compliance with all applicable regulations will be required at site plan submission.
3. According to WebLogis, the property contains an area of moderately steep slopes. At the time of site plan, the applicant shall verify that development within the moderately steep slope area is in compliance with Section 5-1508, Steep Slope Standards.
4. The subject property is located within the Village Conservation Overlay District. At the time of site plan submission, the applicant shall verify that the development is in compliance with Section 4-2100, Village Conservation Overlay District.